

CITY OF SAN DIEGO, CALIFORNIA
COUNCIL POLICY

CURRENT

SUBJECT: ACCELERATED TURNKEY DEVELOPMENT BY PRIVATE PARTIES
OF PUBLIC FACILITIES
POLICY NO.: 800-12
EFFECTIVE DATE: May 30, 1989

BACKGROUND:

The Progress Guide and General Plan for the City of San Diego, together with Council Policies 600-10 and 600-28, collectively provide policy guidance that land development projects should either provide or fund all required public facilities. Alternatively, development should not proceed unless required public facilities are available.

Currently, new development either constructs required public facilities as a condition of subdivision or provides funds for its fair share of the costs of such facilities, with construction being performed by the City. These funds are typically collected through the Facilities Benefit Assessment Program or through the Development Impact Fee Program.

As an alternative to the Facilities Benefit Assessment or Development Impact Fee Programs it may be feasible for developers to construct one or more needed public facilities on a turnkey basis. Under this arrangement, developers typically are compensated, either in cash or credit against fees or Facilities Benefit Assessments due, for the work performed pursuant to the conditions in a Council approved contract. Using this procedure, public facilities can be provided at an earlier date than they would otherwise be made available to the general public. This procedure does, of course, require the cooperation of one or more developers.

PURPOSE:

The purpose of this policy is to express the intention of the City Council to facilitate, to the greatest extent practicable, the practice of providing needed public facilities through the accelerated turnkey development method by private parties.

POLICY:

The City Council recognizes the importance of using all feasible means to ensure that essential public facilities are available to the public at a time that is consistent with the needs for the project and the City's ability to operate and maintain the public facility.

The City Manager shall actively solicit proposals for the accelerated turnkey development of needed public facilities through the turnkey method, and recommend appropriate compensation methods to the City Council for approval and authorization.

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HISTORY:

Adopted by Resolution R-273608 5/30/1989